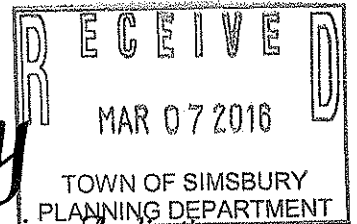


Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application



DATE: 3-7-2016 FEE: \$ 290.00 CK #: 2950 APP #: 16-09
PROPERTY ADDRESS: 57 WESTEDGE ROAD, WEST SIMSBURY, CT. 06092
NAME OF OWNER: KENNETH T. PIGNONE
MAILING ADDRESS: SAME
EMAIL ADDRESS: ONEBOYONEDOG@COMCAST.NET TELEPHONE # 860-983-5822
NAME OF AGENT: _____
MAILING ADDRESS: _____
EMAIL ADDRESS: _____ TELEPHONE # _____
ZONING DISTRICT: _____ LOT AREA: _____ SQ FT/ACRES
Does this site have wetlands? ☐ YES ☐ NO Have you applied for a wetlands permit? ☐ YES ☐ NO

REQUESTED ACTION (PLEASE CHECK APPROPRIATE BOX):

- ☐ **ZONE CHANGE:** The applicant hereby requests that said premises be changed from zone _____ to zone _____.
- ☐ **SPECIAL EXCEPTION:** The applicant hereby requests a public hearing pursuant to Article _____, Section _____.
- ☐ **SITE PLAN APPROVAL:** The applicant hereby requests
☐ PRELIMINARY ☐ FINAL ☐ SITE PLAN AMENDMENT pursuant to Article 5, Section J
- ☐ **SIGN PERMIT**
- ☒ **OTHER (PLEASE EXPLAIN):** REQUEST PUBLIC HEARING WITH ZONING
COMMISSION TO REQUEST AMENDMENTS TO TOWN OF SIMSBURY
ZONING REGULATIONS

NOTE: Each application must fully comply with the requirements of the Zoning Regulations prior to receipt by the Commission. Each application for zone change and/or special exception shall include a list of names and addresses of abutting property owners and all property owners within 100 feet of the subject site.

A check payable to the Town of Simsbury must accompany this signed and dated application. Six (6) complete (folded) sets of plans and eleven (11) copies of the completed application and correspondence must also be included. If you have a PDF of your plans, we would appreciate a copy of that sent to cvibert@simsbury-ct.gov, as well.

[Signature]
Signature of Owner

3/7/16
Date

[Signature]
Signature of Agent

Date

EXHIBIT 1

www.simsbury-ct.gov

03-07-2016

8034

933 Hopmeadow Street
Simsbury, CT 06070

ARTICLE FOUR – Definitions

Addition:

Application: A form supplied by the Town of Simsbury Office of Community and Development to appear before the Zoning Commission.

Re-application: A form to be used where prior application has been made and denied, and substantial change warrants a second hearing. Note: Board cannot reverse any prior decision without a sworn affidavit of such change in circumstance or facts to warrant such change. All matters from a first application and hearing are applicable in any subsequent hearing. Re-application forms shall have the same application number as the first. A second re-application shall not be allowed.

Change:

Dwelling Unit, Accessory : A secondary dwelling unit on a single-family residential property which is clearly accessory to the single-family dwelling and is a complete independent living unit within and subordinate to an existing single family residence with provisions within the unit for cooking, eating, sanitation, and sleeping. In general, an accessory dwelling unit shall be inferred when there is a sleeping area, a separate kitchen or kitchen area and a separate bathroom with toilet, sink and bathtub/shower.

Family: Any number of individuals living together as a single housekeeping unit and doing their cooking on the premises, as distinguished from a group occupying a hotel or dormitory; provided that unless all members are related by blood or marriage, no such family shall consist of more than five (5) members.

ARTICLE SEVEN – Permitted uses

9 Accessory Dwelling Units (adopted June 24th, 2002; amended April 15th, 2013; and further amended June 17th, 2014)

Change:

a. Purpose: The purpose of this regulation is to assist homeowners with the housing and social needs of Simsbury's increasing elderly population and the disabled. This regulation provides a non institutional housing arrangement for the elderly and disabled, reduces the need for public agencies to provide housing and support services, promotes stronger family ties, and establishes a procedure to minimize impacts of conversions on abutting property owners. This regulation shall not be construed to allow accessory apartments created prior to the adoption of this regulation to become legal pre existing non conformity's; nor shall it be used to create a rental unit for financial purposes.

b. Review Criteria:

i. Eligibility for Conversion: That an accessory dwelling may be permitted by the Zoning Commission after public hearing as a special permit within a single family dwelling in any residential zone, provided the occupants are elderly or disabled family members of the owner occupant within which the accessory dwelling is located. That the accessory dwelling shall be occupied by no more than two (2) elderly or disabled persons. The Commission may require that the design of the home, both interior and exterior be such that conversion back to a single family dwelling may be readily accomplished. Approvals shall be valid for a period of two (2) years from the issuance of the Certificate of Occupancy, Prior to the expiration of the two year period or any subsequent approval, an application for renewal may be submitted for an additional period not to exceed two (2) years. The Special Exception Permit shall be subject to review every two (2) years. If at such time there is a finding of non compliance with any section, the Zoning Enforcement Officer, after reporting the findings to the Commission, will cause to have placed a notice on the land records that a zoning violation exists on the property, and pursue the necessary steps to achieve compliance.

Expiration: Upon expiration or termination of the special use accessory dwelling permit, the accessory dwelling shall be removed within 120 days. Removal of the accessory dwelling is herein defined as the removal of all kitchen appliances and fixtures, and the removal of the utility lines and pipes servicing these appliances and fixtures; or the permanent and safe capping or cutting of these lines and pipes to the satisfaction of the Building Official. The Commission shall be notified of any expiration or termination of an existing accessory dwelling by the owner/applicant.